

Relab°

30 Sylvan Valley Avenue, Titirangi (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

19th November 2024



Provided by
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Title Records	
Ownership	<ul style="list-style-type: none">• Anna Louise Swann• Marc Capp (Owner since 17 Apr 2015)
Land Title	Freehold 1110 m² (Title issued from 01 Jul 1981)
Certificate of Title	NA50B/68
Legal Description	Fee Simple, 1/1, Lot 99 Deposited Plan 32178, 1,110 m²
Zoning	Residential-Large Lot Zone

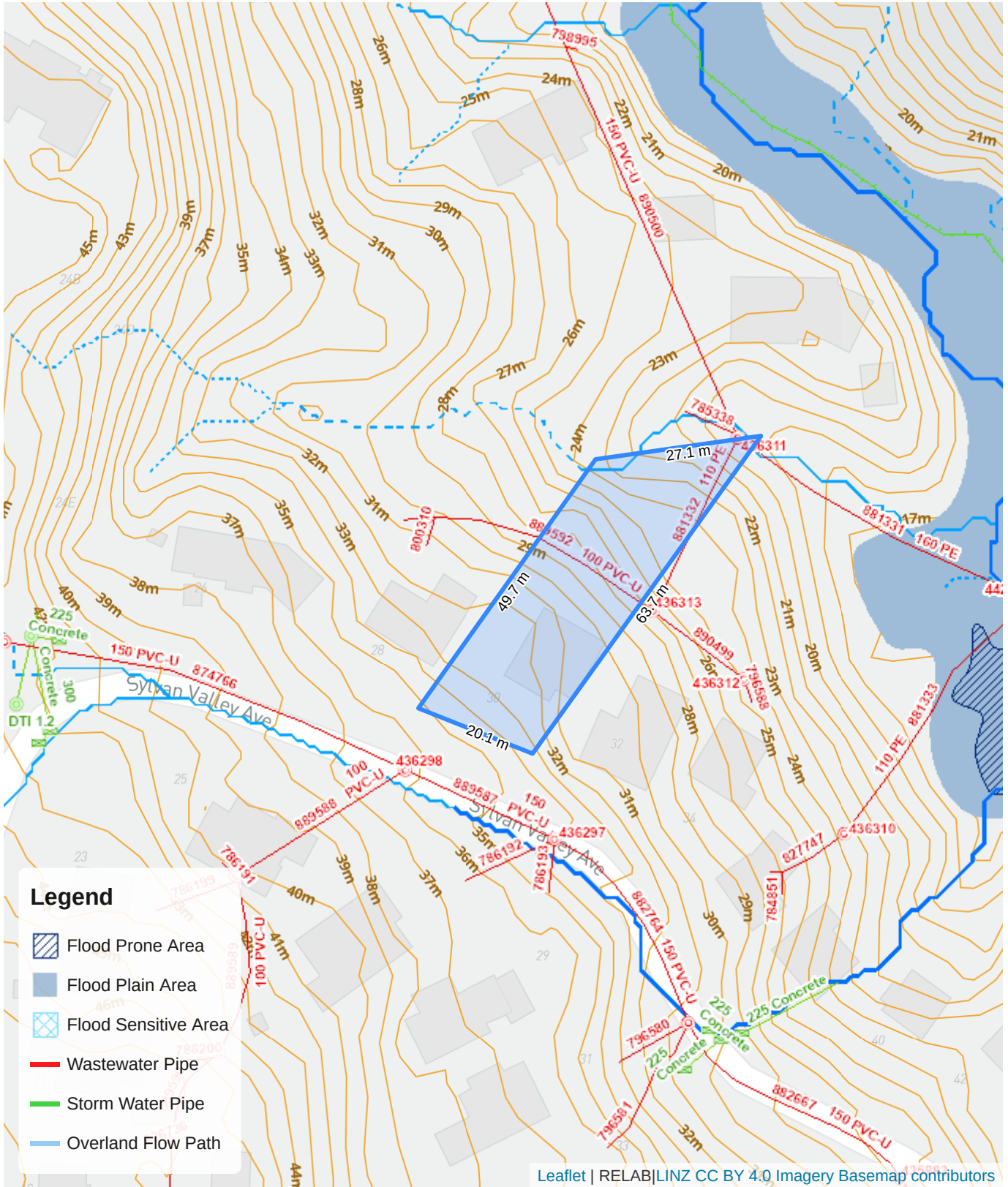
Consent Approvals

- No Consent Approvals

Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



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30 Sylvan Valley Avenue, Titirangi

Overlay, Control & designations

Controls

- Macroinvertebrate Community Index Native
- Stormwater Management Area Control TITIRANGI / LAINGHOLM 1 Flow 1

Overlays

- Significant Ecological Areas Overlay Terrestrial
- Waitakere Ranges Heritage Area Overlay Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay Extent of Overlay

All Title Records

17 Apr 2015	Current Mortgage to Westpac New Zealand Limited (9 years ago)
Invalid Date	Current Subject to a stormwater right (in gross) in favour of the Waitemata City Council created by Transfer 388449
17 Apr 2015	Historical Discharge of Mortgage 8074398.3 (9 years ago)
17 Apr 2015	Historical Transfer to Anna Louise Swann (11/14 share) and Marc Capp (3/14 share) (9 years ago)
11 Mar 2009	Historical Discharge of Mortgage 7161879.1 (15 years ago)
11 Mar 2009	Historical Transfer to Patrick Hall Taylor and Donna Maree Taylor (15 years ago)
11 Mar 2009	Historical Mortgage to ASB Bank Limited (15 years ago)
19 Dec 2006	Historical Mortgage to ANZ National Bank Limited (17 years ago)

* DATA SOURCE: LINZ AND AUCKLAND COUNCIL

Sales History

- Latest Sale: **Sold Mar 2015 for \$700K**

01 Oct 1999	Sold for \$188000 (25 years ago)
28 Jan 2000	Sold for \$245000 (24 years ago)
10 Feb 2009	Sold for \$452000 (15 years ago)
23 Mar 2015	Sold for \$700000 (9 years ago)










* DATA SOURCE: AUCKLAND COUNCIL

Property Valuation



Property Valuation	
\$950k	\$1.00m

* DATA SOURCE: USER INPUT



Property Summary

 Floor area 140 m²	 Bedroom(s) 3	 Bathroom(s) 1 (Estimated)
 Year built (approximate) 1990s	 Cladding Weatherboard	 Roof Aluminium
 Property View Natural/Urban	 Parking Single off-street	 Pool No Record

School Zoning

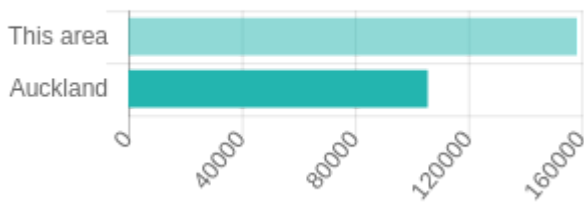
Intermediate & College	
	Glen Eden Intermediate Decile# 7 In-Zone 10min 3.06km away
	Green Bay High School Decile# 8 In-Zone 11min 3.72km away
	Titirangi Rudolf Steiner School Private 7min 1090m away

School Zoning

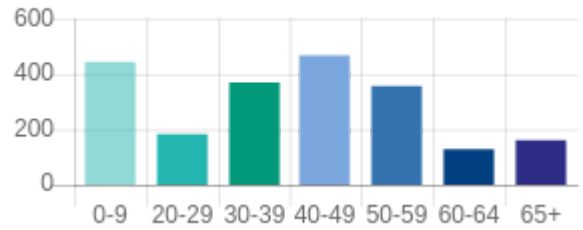
Primary	
	Woodlands Park School Decile# 10 In-Zone 4min 325m away
	Titirangi Rudolf Steiner School Private 7min 1090m away
	Laingholm School Decile# 10 8min 1.78km away

Demographics

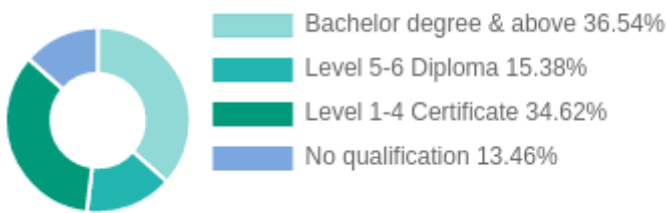
Household Income (annual)



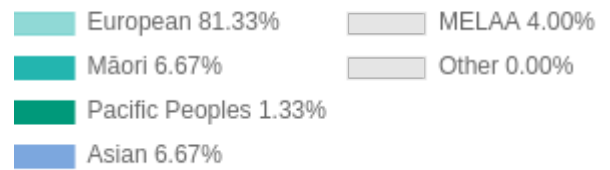
Age Breakdown



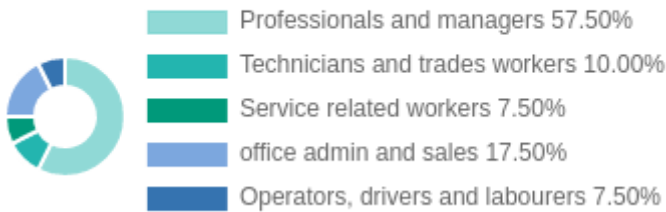
Education



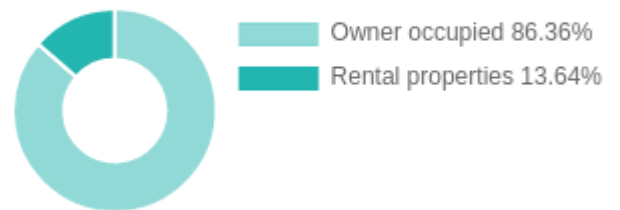
Ethnicity



Occupation



Occupancy



* DATA SOURCE: STATS NZ CENSUS 2018

Disclaimer

This document is intended to provide general information about considerations that may affect future development and resource consent applications at the subject site. The information is indicative only and subject to change over time. Resource consent considerations also depend on the activities being proposed. As such, this report alone should not be relied upon for evaluating future development potential or resource consent considerations. Property Portal Limited (Relab) accepts no liability or responsibility to any person for any loss in connection with this report, including any error in, or omission from, any information made available through this report.

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